HOUSING NOW
Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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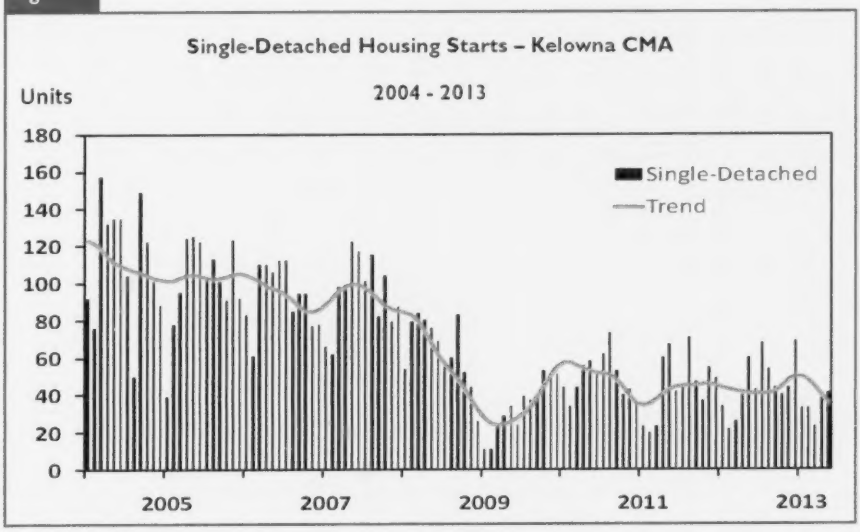
May New Home Construction

The Kelowna Census Metropolitan Area (CMA) recorded 61 housing starts in May 2013 compared to 87 housing starts in May 2012. Both single-detached and multiple-family starts were slightly lower in May 2013 than a year earlier. Year-to-date, total housing starts remain similar to levels recorded during the same five month period in 2012.

Single-detached homes and lower density multiple-family housing including townhouses and semi-detached homes have remained the focus of new home demand in 2013. Reduced demand for resort homes and second residences has resulted in fewer apartment condominium starts during the past several years. Strong competition from a well supplied resale market has also been a factor contributing to lower levels of apartment condominium construction.

Figure 1



Source: CMHC

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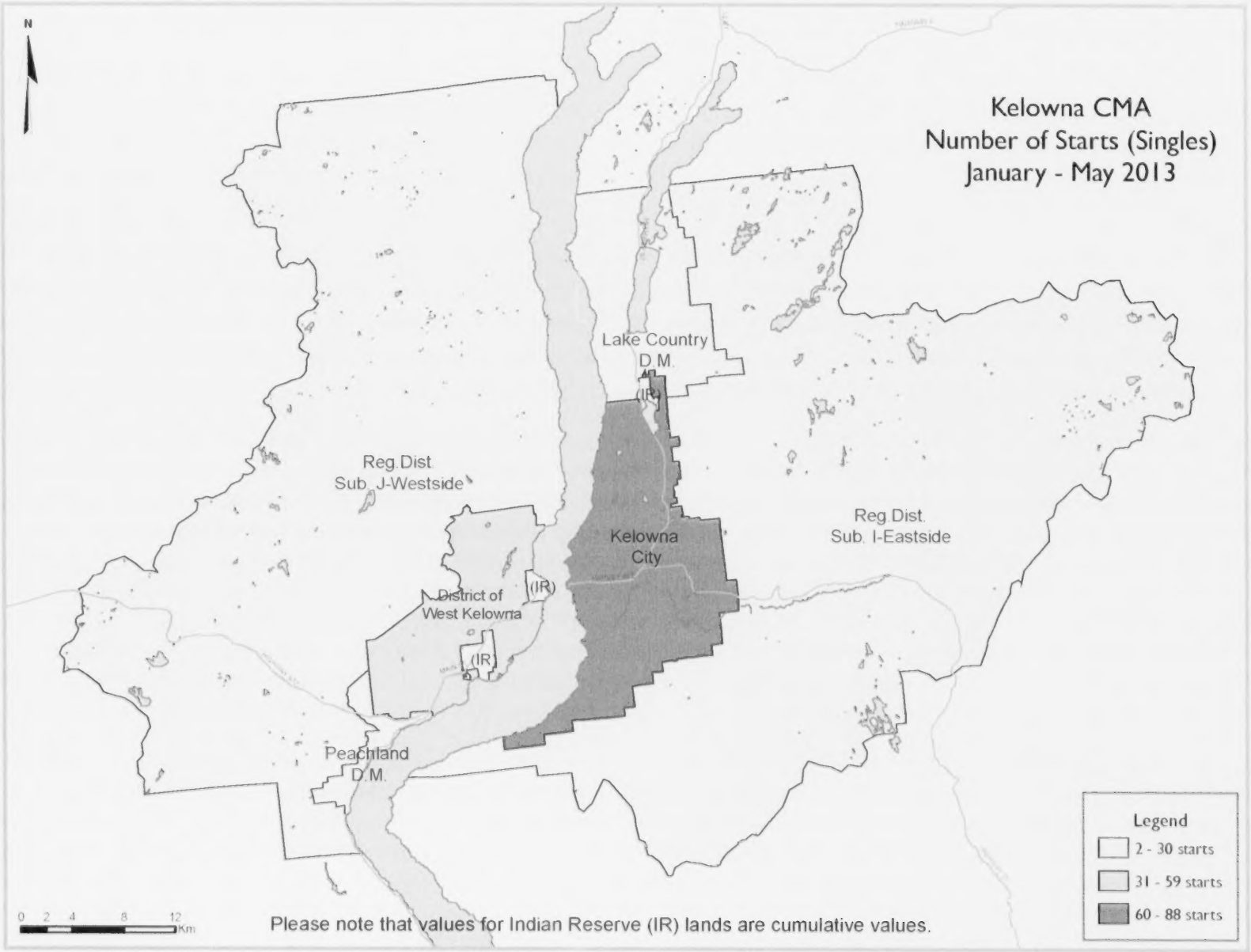
N
Kelowna CMA
Number of Starts (Singles)
January - May 2013
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Kelowna
City
Reg.Dist.
Sub. I-Eastside
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
2 - 30 starts
31 - 59 starts
60 - 88 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kelowna CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	37	12	0	0	4	0	4	4	61
May 2012	60	2	0	0	10	0	0	15	87
% Change	-38.3	**	n/a	n/a	-60.0	n/a	n/a	-73.3	-29.9
Year-to-date 2013	159	42	0	0	43	0	11	12	267
Year-to-date 2012	178	10	7	0	53	0	4	21	273
% Change	-10.7	**	-100.0	n/a	-18.9	n/a	175.0	-42.9	-2.2
UNDER CONSTRUCTION									
May 2013	357	90	0	0	132	208	17	17	821
May 2012	353	48	7	0	128	311	19	28	894
% Change	1.1	87.5	-100.0	n/a	3.1	-33.1	-10.5	-39.3	-8.2
COMPLETIONS									
May 2013	45	8	0	0	20	60	0	12	145
May 2012	62	11	0	0	4	0	4	53	134
% Change	-27.4	-27.3	n/a	n/a	**	n/a	-100.0	-77.4	8.2
Year-to-date 2013	208	12	0	0	53	60	16	24	373
Year-to-date 2012	238	27	6	0	22	6	33	90	422
% Change	-12.6	-55.6	-100.0	n/a	140.9	**	-51.5	-73.3	-11.6
COMPLETED & NOT ABSORBED									
May 2013	82	20	0	0	45	79	n/a	n/a	226
May 2012	108	23	0	1	65	156	n/a	n/a	353
% Change	-24.1	-13.0	n/a	-100.0	-30.8	-49.4	n/a	n/a	-36.0
ABSORBED									
May 2013	57	10	0	0	18	43	n/a	n/a	128
May 2012	76	8	0	0	24	72	n/a	n/a	180
% Change	-25.0	25.0	n/a	n/a	-25.0	-40.3	n/a	n/a	-28.9
Year-to-date 2013	232	16	0	0	59	58	n/a	n/a	365
Year-to-date 2012	256	22	6	0	47	107	n/a	n/a	438
% Change	-9.4	-27.3	-100.0	n/a	25.5	-45.8	n/a	n/a	-16.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
May 2013	19	0	0	0	4	0	4	4	31
May 2012	24	0	0	0	10	0	0	12	46
Lake Country D.M.									
May 2013	7	0	0	0	0	0	0	0	7
May 2012	7	0	0	0	0	0	0	3	10
District of West Kelowna									
May 2013	6	4	0	0	0	0	0	0	10
May 2012	14	0	0	0	0	0	0	0	14
Peachland D.M.									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. J - Westside									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	4	0	0	0	0	0	0	0	4
Reg. Dist. Sub. I - Eastside									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Indian Reserves									
May 2013	4	8	0	0	0	0	0	0	12
May 2012	9	2	0	0	0	0	0	0	11
Kelowna CMA									
May 2013	37	12	0	0	4	0	4	4	61
May 2012	60	2	0	0	10	0	0	15	87

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
May 2013	172	34	0	0	92	208	16	12	534
May 2012	155	14	7	0	85	311	19	22	613
Lake Country D.M.									
May 2013	43	8	0	0	0	0	1	5	57
May 2012	48	10	0	0	0	0	0	6	64
District of West Kelowna									
May 2013	76	14	0	0	11	0	0	0	101
May 2012	73	c	0	0	22	0	0	0	101
Peachland D.M.									
May 2013	14	0	0	0	8	0	0	0	22
May 2012	20	0	0	0	0	0	0	0	20
Reg. Dist. Sub. J - Westside									
May 2013	15	0	0	0	0	0	0	0	15
May 2012	19	0	0	0	0	0	0	0	19
Reg. Dist. Sub. I - Eastside									
May 2013	3	8	0	0	0	0	0	0	11
May 2012	4	4	0	0	0	0	0	0	8
Indian Reserves									
May 2013	34	26	0	0	21	0	0	0	81
May 2012	34	14	0	0	21	0	0	0	69
Kelowna CMA									
May 2013	357	90	0	0	132	208	17	17	821
May 2012	353	48	7	0	128	311	19	28	894

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
May 2013	19	2	0	0	9	60	0	11	101
May 2012	31	1	0	0	4	0	4	52	92
Lake Country D.M.									
May 2013	5	0	0	0	0	0	0	1	6
May 2012	6	0	0	0	0	0	0	1	7
District of West Kelowna									
May 2013	5	0	0	0	11	0	0	0	16
May 2012	6	0	0	0	0	0	0	0	6
Peachland D.M.									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	5	0	0	0	0	0	0	0	5
Reg. Dist. Sub. I - Eastside									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	6	4	0	0	0	0	0	0	10
Indian Reserves									
May 2013	14	6	0	0	0	0	0	0	20
May 2012	7	6	0	0	0	0	0	0	13
Kelowna CMA									
May 2013	45	8	0	0	20	60	0	12	145
May 2012	62	11	0	0	4	0	4	53	134

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Kelowna CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805
% Change	1.7	n/a	n/a	27.3	-23.1	15.9	-33.8	n/a	4.2
2006	1,026	0	0	33	433	1,132	68	0	2,692
% Change	-10.5	-100.0	n/a	**	63.4	0.7	15.3	-100.0	-2.3
2005	1,147	44	0	8	265	1,124	59	108	2,755
% Change	-10.3	-66.7	-100.0	n/a	61.6	143.8	-25.3	5.9	23.9
2004	1,279	132	7	0	164	461	79	102	2,224
% Change	1.1	40.4	0.0	n/a	**	-30.6	163.3	88.9	4.1
2003	1,265	94	7	0	23	664	30	54	2,137

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Black Mountain	2	1	0	0	0	4	0	1	2	6	-66.7
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	1	0	0	0	0	0	0	0	1	0	n/a
Glenmore	2	3	0	0	4	0	0	0	6	3	100.0
Kelowna Core Area	3	1	0	0	0	0	2	0	5	1	**
Lake Country	4	2	0	0	0	0	1	2	5	4	25.0
Lakeview Heights	7	7	0	0	0	0	0	3	7	10	-30.0
Lower Mission	0	1	0	0	0	0	0	0	0	1	-100.0
North Glenmore	2	1	0	0	0	6	0	0	2	7	-71.4
Peachland	1	2	0	0	0	0	0	0	1	2	-50.0
Rutland	0	2	0	0	0	0	0	8	0	10	-100.0
Southeast Kelowna	3	4	0	0	0	0	1	1	4	5	-20.0
Shannon Lake	4	11	4	0	0	0	0	0	8	11	-27.3
Upper Mission	7	10	0	0	0	0	0	0	7	10	-30.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	1	2	0	0	0	0	0	0	1	2	-50.0
Westside	0	4	0	0	0	0	0	0	0	4	-100.0
Indian Reserves	4	9	8	2	0	0	0	0	12	11	9.1
Kelowna CMA	41	60	12	2	4	10	4	15	61	87	-29.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Black Mountain	4	6	2	0	0	4	0	1	6	11	-45.5
Ellison/Joe Rich	3	1	0	0	0	0	0	0	3	1	200.0
Glenrosa	1	1	0	0	0	0	0	0	1	1	0.0
Glenmore	12	22	6	2	8	30	1	3	27	57	-52.6
Kelowna Core Area	10	6	4	0	0	0	3	0	17	6	183.3
Lake Country	9	6	4	0	13	7	3	3	29	16	81.3
Lakeview Heights	17	27	4	2	0	0	3	5	24	34	-29.4
Lower Mission	10	5	0	0	0	0	0	0	10	5	100.0
North Glenmore	7	5	4	0	12	6	0	0	23	11	109.1
Peachland	2	8	0	0	4	0	0	0	6	8	-25.0
Rutland	4	4	2	2	4	0	1	8	11	14	-21.4
Southeast Kelowna	7	5	0	0	0	0	1	1	8	6	33.3
Shannon Lake	10	20	4	2	0	5	0	0	14	27	-48.1
Upper Mission	34	32	0	0	0	0	0	0	34	32	6.3
Westbank	3	1	0	0	0	5	0	0	3	6	-50.0
West Kelowna	12	7	2	0	0	3	0	0	14	10	40.0
Westside	8	6	0	0	0	0	0	0	8	6	33.3
Indian Reserves	17	20	12	2	0	0	0	0	29	22	31.8
Kelowna CMA	170	182	44	10	41	60	12	21	267	273	-2.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Black Mountain	0	4	0	0	0	0	0	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	4	0	0	0	0	0	0	0
Kelowna Core Area	0	0	0	0	0	0	2	0
Lake Country	0	0	0	0	0	0	1	2
Lakeview Heights	0	0	0	0	0	0	0	3
Lower Mission	0	0	0	0	0	0	0	0
North Glenmore	0	6	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	8
Southeast Kelowna	0	0	0	0	0	0	1	1
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	0	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Kelowna CMA	4	10	0	0	0	0	4	15

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Black Mountain	0	4	0	0	0	0	0	1
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	8	30	0	0	0	0	1	3
Kelowna Core Area	0	0	0	0	0	0	3	0
Lake Country	13	7	0	0	0	0	3	3
Lakeview Heights	0	0	0	0	0	0	3	5
Lower Mission	0	0	0	0	0	0	0	0
North Glenmore	12	6	0	0	0	0	0	0
Peachland	4	0	0	0	0	0	0	0
Rutland	4	0	0	0	0	0	1	8
Southeast Kelowna	0	0	0	0	0	0	1	1
Shannon Lake	0	5	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	0	0
Westbank	0	5	0	0	0	0	0	0
West Kelowna	0	3	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Kelowna CMA	41	60	0	0	0	0	12	21

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Black Mountain	1	1	0	4	1	1	2	6
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	1	0	0	0	0	0	1	0
Glenmore	2	3	4	0	0	0	6	3
Kelowna Core Area	2	1	0	0	3	0	5	1
Lake Country	2	2	0	0	3	2	5	4
Lakeview Heights	7	7	0	0	0	3	7	10
Lower Mission	0	1	0	0	0	0	0	1
North Glenmore	2	1	0	6	0	0	2	7
Peachland	1	2	0	0	0	0	1	2
Rutland	0	2	0	0	0	8	0	10
Southeast Kelowna	3	4	0	0	1	1	4	5
Shannon Lake	8	11	0	0	0	0	8	11
Upper Mission	7	10	0	0	0	0	7	10
Westbank	0	0	0	0	0	0	0	0
West Kelowna	1	2	0	0	0	0	1	2
Westside	0	4	0	0	0	0	0	4
Indian Reserves	12	11	0	0	0	0	12	11
Kelowna CMA	49	62	4	10	8	15	61	87

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Black Mountain	5	6	0	4	1	1	6	11
Ellison/Joe Rich	3	1	0	0	0	0	3	1
Glenrosa	1	1	0	0	0	0	1	1
Glenmore	16	29	10	23	1	5	27	57
Kelowna Core Area	13	6	0	0	4	0	17	6
Lake Country	8	5	13	7	8	4	29	16
Lakeview Heights	20	29	0	0	4	5	24	34
Lower Mission	10	5	0	0	0	0	10	5
North Glenmore	11	5	12	6	0	0	23	11
Peachland	2	8	4	0	0	0	6	8
Rutland	4	6	4	0	3	8	11	14
Southeast Kelowna	7	4	0	0	1	2	8	6
Shannon Lake	14	22	0	5	0	0	14	27
Upper Mission	33	32	0	0	1	0	34	32
Westbank	3	1	0	5	0	0	3	6
West Kelowna	14	7	0	3	0	0	14	10
Westside	8	6	0	0	0	0	8	6
Indian Reserves	29	22	0	0	0	0	29	22
Kelowna CMA	201	195	43	53	23	25	267	273

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Black Mountain	1	2	0	0	0	0	0	0	1	2	-50.0
Ellison/Joe Rich	1	6	0	4	0	0	0	0	1	10	-90.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	5	5	2	0	0	4	0	1	7	10	-30.0
Kelowna Core Area	2	0	0	0	0	0	1	0	3	0	n/a
Lake Country	0	4	0	0	3	0	62	1	65	5	**
Lakeview Heights	5	6	0	0	0	0	1	1	6	7	-14.3
Lower Mission	2	3	0	0	0	0	0	0	2	3	-33.3
North Glenmore	2	1	0	1	6	0	0	0	8	2	**
Peachland	1	1	0	0	0	0	0	0	1	1	0.0
Rutland	0	0	0	0	0	0	8	0	8	0	n/a
Southeast Kelowna	4	8	0	0	0	0	0	1	4	9	-55.6
Shannon Lake	2	3	0	0	0	0	0	0	2	3	-33.3
Upper Mission	5	15	0	0	0	0	0	49	5	64	-92.2
Westbank	0	0	0	0	5	0	0	0	5	0	n/a
West Kelowna	1	0	0	0	6	0	0	0	7	0	n/a
Westside	0	5	0	0	0	0	0	0	0	5	-100.0
Indian Reserves	14	7	6	6	0	0	0	0	20	13	53.8
Kelowna CMA	45	66	8	11	20	4	72	53	145	134	8.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Black Mountain	18	10	0	0	4	0	0	0	22	10	120.0
Ellison/Joe Rich	4	7	0	4	0	0	0	0	4	11	-63.6
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	17	32	2	0	14	12	0	1	33	45	-26.7
Kelowna Core Area	11	8	0	2	0	0	5	33	16	43	-62.8
Lake Country	8	24	2	0	10	6	62	7	82	37	121.6
Lakeview Heights	25	21	0	8	0	4	8	5	33	38	-13.2
Lower Mission	10	12	0	0	0	0	0	0	10	12	-16.7
North Glenmore	14	5	0	1	6	6	0	0	20	12	66.7
Peachland	8	5	0	0	0	0	0	0	8	5	60.0
Rutland	8	7	0	2	0	12	9	0	17	21	-19.0
Southeast Kelowna	13	18	0	0	0	0	0	1	13	19	-31.6
Shannon Lake	10	14	2	0	0	0	0	0	12	14	-14.3
Upper Mission	30	48	0	0	8	0	0	49	38	97	-60.8
Westbank	0	0	0	0	5	0	0	0	5	0	n/a
West Kelowna	12	9	0	0	6	0	0	0	18	9	100.0
Westside	12	5	0	0	0	0	0	0	12	5	140.0
Indian Reserves	24	33	6	10	0	0	0	0	30	43	-30.2
Kelowna CMA	224	259	12	27	53	40	84	96	373	422	-11.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Black Mountain	0	0	0	0	0	0	0	0
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	4	0	0	0	0	0	1
Kelowna Core Area	0	0	0	0	0	0	1	0
Lake Country	3	0	0	0	60	0	2	1
Lakeview Heights	0	0	0	0	0	0	1	1
Lower Mission	0	0	0	0	0	0	0	0
North Glenmore	6	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	8	0
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	0	49
Westbank	5	0	0	0	0	0	0	0
West Kelowna	6	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Kelowna CMA	20	4	0	0	60	0	12	53

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Black Mountain	4	0	0	0	0	0	0	0
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	14	12	0	0	0	0	0	1
Kelowna Core Area	0	0	0	0	0	0	5	33
Lake Country	10	6	0	0	60	6	2	1
Lakeview Heights	0	4	0	0	0	0	8	5
Lower Mission	0	0	0	0	0	0	0	0
North Glenmore	6	6	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	12	0	0	9	0
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	8	0	0	0	0	0	0	49
Westbank	5	0	0	0	0	0	0	0
West Kelowna	6	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Kelowna CMA	53	28	0	12	60	6	24	90

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Black Mountain	1	2	0	0	0	0	1	2
Ellison/Joe Rich	1	10	0	0	0	0	1	10
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	7	5	0	4	0	1	7	10
Kelowna Core Area	2	0	0	0	1	0	3	0
Lake Country	0	1	63	0	2	4	65	5
Lakeview Heights	5	6	0	0	1	1	6	7
Lower Mission	2	3	0	0	0	0	2	3
North Glenmore	2	2	6	0	0	0	8	2
Peachland	1	1	0	0	0	0	1	1
Rutland	0	0	0	0	8	0	8	0
Southeast Kelowna	4	7	0	0	0	2	4	9
Shannon Lake	2	3	0	0	0	0	2	3
Upper Mission	5	15	0	0	0	49	5	64
Westbank	0	0	5	0	0	0	5	0
West Kelowna	1	0	6	0	0	0	7	0
Westside	0	5	0	0	0	0	0	5
Indian Reserves	20	13	0	0	0	0	20	13
Kelowna CMA	53	73	80	4	12	57	145	134

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Black Mountain	16	10	4	0	2	0	22	10
Ellison/Joe Rich	4	11	0	0	0	0	4	11
Glenrosa	0	1	0	0	0	0	0	1
Glenmore	18	31	14	12	1	2	33	45
Kelowna Core Area	9	10	0	0	7	33	16	43
Lake Country	8	14	70	12	4	11	82	37
Lakeview Heights	24	29	0	4	9	5	33	38
Lower Mission	10	12	0	0	0	0	10	12
North Glenmore	12	12	6	0	2	0	20	12
Peachland	8	4	0	0	0	1	8	5
Rutland	5	8	0	0	12	13	17	21
Southeast Kelowna	10	14	0	0	3	5	13	19
Shannon Lake	12	14	0	0	0	0	12	14
Upper Mission	30	45	8	0	0	52	38	97
Westbank	0	0	5	0	0	0	5	0
West Kelowna	12	8	6	0	0	1	18	9
Westside	12	5	0	0	0	0	12	5
Indian Reserves	30	43	0	0	0	0	30	43
Kelowna CMA	220	271	113	28	40	123	373	422

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
May 2013	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2012	0	0.0	3	42.9	1	14.3	1	14.3	2	28.6	7	--	--
Year-to-date 2013	2	10.5	5	26.3	5	26.3	5	26.3	2	10.5	19	597,060	604,925
Year-to-date 2012	0	0.0	4	26.7	3	20.0	5	33.3	3	20.0	15	609,730	666,176
Ellison/Joe Rich													
May 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2012	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Glenrosa													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Glenmore													
May 2013	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
May 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.3	6	31.6	12	63.2	19	769,900	918,499
Year-to-date 2012	0	0.0	2	6.1	4	12.1	10	30.3	17	51.5	33	769,900	950,235
Kelowna Core Area													
May 2013	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
May 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	7	63.6	2	18.2	1	9.1	1	9.1	11	493,500	585,043
Year-to-date 2012	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
Lake Country													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	0	0.0	5	35.7	4	28.6	4	28.6	1	7.1	14	548,322	728,116
Lakeview Heights													
May 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
May 2012	0	0.0	4	36.4	3	27.3	4	36.4	0	0.0	11	529,500	547,048
Year-to-date 2013	4	17.4	5	21.7	5	21.7	5	21.7	4	17.4	23	509,506	599,105
Year-to-date 2012	0	0.0	10	35.7	7	25.0	6	21.4	5	17.9	28	546,000	710,037
Lower Mission													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	1,277,325	1,667,086
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,390,628	1,748,402
North Glenmore													
May 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	4	26.7	2	13.3	3	20.0	6	40.0	15	695,500	986,958
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	11.1	1	11.1	0	0.0	1	11.1	6	66.7	9	--	--
Year-to-date 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Rutland													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	0	0.0	4	57.1	2	28.6	1	14.3	0	0.0	7	--	--
Southeast Kelowna													
May 2013	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
May 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Year-to-date 2013	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	1	7.1	2	14.3	11	78.6	14	1,110,500	1,218,524
Shannon Lake													
May 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2012	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	12	75.0	3	18.8	1	6.3	0	0.0	16	465,425	489,991
Year-to-date 2012	0	0.0	3	21.4	9	64.3	2	14.3	0	0.0	14	558,417	552,967
Upper Mission													
May 2013	0	0.0	2	33.3	2	33.3	2	33.3	0	0.0	6	--	--
May 2012	0	0.0	4	23.5	2	11.8	2	11.8	9	52.9	17	770,293	728,676
Year-to-date 2013	4	11.4	7	20.0	8	22.9	5	14.3	11	31.4	35	569,900	796,487
Year-to-date 2012	0	0.0	13	25.0	8	15.4	9	17.3	22	42.3	52	695,500	747,294
Westbank													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
West Kelowna													
May 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	8	61.5	2	15.4	0	0.0	3	23.1	13	488,786	781,364
Year-to-date 2012	0	0.0	3	37.5	2	25.0	1	12.5	2	25.0	8	--	--
Westside													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	8	61.5	1	7.7	2	15.4	0	0.0	2	15.4	13	387,450	746,585
Year-to-date 2012	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Indian Reserves													
May 2013	10	62.5	1	6.3	3	18.8	0	0.0	2	12.5	16	339,850	417,919
May 2012	3	42.9	2	28.6	1	14.3	1	14.3	0	0.0	7	--	--
Year-to-date 2013	16	64.0	2	8.0	3	12.0	1	4.0	3	12.0	25	359,900	433,720
Year-to-date 2012	14	53.8	4	15.4	4	15.4	4	15.4	0	0.0	26	394,603	411,049

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Black Mountain	--	--	n/a	604,925	666,176	-9.2
Ellison/Joe Rich	--	--	n/a	--	--	n/a
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	918,499	950,235	-3.3
Kelowna Core Area	--	--	n/a	585,043	--	n/a
Lake Country	--	--	n/a	--	728,116	n/a
Lakeview Heights	--	547,048	n/a	599,105	710,037	-15.6
Lower Mission	--	--	n/a	1,667,086	1,748,402	-4.7
North Glenmore	--	--	n/a	986,958	--	n/a
Peachland	--	--	n/a	--	--	n/a
Rutland	--	--	n/a	--	--	n/a
Southeast Kelowna	--	--	n/a	--	1,218,524	n/a
Shannon Lake	--	--	n/a	489,991	552,967	-11.4
Upper Mission	--	728,676	n/a	796,487	747,294	6.6
Westbank	--	--	n/a	--	--	n/a
West Kelowna	--	--	n/a	781,364	--	n/a
Westside	--	--	n/a	746,585	--	n/a
Indian Reserves	417,919	--	n/a	433,720	411,049	5.5
Kelowna CMA	600,308	--	n/a	748,719	777,960	-3.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna April 2013

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2012	January	113	1,548	7	419,446	17	269	6	376,076	36	692	5	274,358
	February	147	1,694	9	454,677	33	292	11	339,149	51	748	7	205,851
	March	179	1,812	10	502,136	29	332	9	320,791	72	789	9	232,472
	April	199	1,999	10	504,629	28	350	8	328,940	61	823	7	224,735
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
2013	January	121	1,523	8	476,191	17	245	7	280,891	29	571	5	249,681
	February	121	1,619	7	427,862	19	253	8	320,649	32	617	5	213,734
	March	173	1,750	10	439,676	32	262	12	303,256	52	643	8	244,665
	April	239	1,997	12	473,945	29	266	11	321,902	52	713	7	215,264
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	YTD 2012	638	1,763	9	477,333	107	311	9	337,369	220	763	7	231,009
	YTD 2013	654	1,722	9	456,754	97	257	9	308,318	165	636	6	230,282
	% Change	2.5	-2.0	0.0	-4.0	-9.0	-17.0	0.0	-9.0	-25.0	-17.0	-14.0	-0.3

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	93.2	8.6	68.1	851
	February	595	3.20	5.24	96.9	117.2	94.2	8.0	68.3	856
	March	595	3.20	5.24	96.7	117.9	92.2	8.4	67.1	857
	April	607	3.20	5.44	96.7	118.2	91.5	8.6	66.7	854
	May	601	3.20	5.34	96.7	118.6	91.1	9.0	66.7	846
	June	595	3.20	5.24	96.8	118.2	92.9	7.2	66.7	844
	July	595	3.10	5.24	96.8	117.9	94.0	6.0	66.6	845
	August	595	3.10	5.24	96.8	118.1	95.2	4.2	66.2	850
	September	595	3.10	5.24	96.7	118.1	93.9	5.3	66.0	852
	October	595	3.10	5.24	96.8	118.0	94.3	6.0	66.7	858
	November	595	3.10	5.24	96.4	117.6	92.3	7.7	66.6	861
	December	595	3.00	5.24	96.1	117.0	92.9	7.4	66.8	864
2013	January	595	3.00	5.24	96.1	117.1	91.4	6.4	65.0	869
	February	595	3.00	5.24	96.1	118.3	90.4	6.6	64.4	875
	March	590	3.00	5.14	96.0	118.5	88.7	6.5	63.1	875
	April	590	3.00	5.14	96.0	117.2	87.0	7.1	62.3	874
	May	590	3.00	5.14		117.9	87.2	7.5	62.6	874
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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